

Jurisdiction	Fresno	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	132
	Non-Deed Restricted	0
Low	Deed Restricted	56
	Non-Deed Restricted	25
Moderate	Deed Restricted	0
	Non-Deed Restricted	152
Above Moderate		1036
Total Units		1401

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	1
Single-family Detached	864	881	1032
2 to 4 units per structure	67	13	47
5+ units per structure	1253	409	466
Accessory Dwelling Unit	90	87	16
Mobile/Manufactured Home	78	11	15
Total	2352	1401	1577

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	1,250
Number of Proposed Units in All Applications Received:	3,371
Total Housing Units Approved:	3,371
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	3	4
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	1105	1126
Discretionary	74	1225

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	16

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	41
Sites Rezoned to Accommodate the RHNA	0

Please Start Here

General Information	
Jurisdiction Name	Fresno
Reporting Calendar Year	2024
Contact Information	
First Name	Jennifer
Last Name	Davis
Title	Senior Management Analyst
Email	Jennifer.E.Davis@fresno.gov
Phone	5596218010
Mailing Address	
Street Address	2600 Fresno Street
City	Fresno
Zipcode	93721

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none">1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Planning Period	6th Cycle	12/31/2023 - 12/31/2031

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision's the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below							215	3	538	8	82	184	2341	3371	3371	0			
47714433T	47714454T	35 E FLORENCE AVE	Self-Help Ent. Plan D321 23-TEMP-130	B24-05608	SFD	O	5/1/2024				1				1	1	0	None	No
47721109	47721109	234 W GARRETT AVE	Custom SFR	B24-14358	SFD	O	10/16/2024								1	1	0	None	No
43322006	43322006	2317 W DAKOTA AVE	MFR - 12 units	P24-01634	2 to 4	O	05/01/2024								2	2	0	SB 6 (2022)	No
42504136	42504136	3690 N ABBY ST BLDG #	2 ADUs - Garage Conversion	B24-08420	ADU	O	6/26/2024								2	2	0	None	No
42504136	42504136	4942 N FRUIT AVE	Custom SFR	B24-10203	SFD	O	7/28/2024								1	1	0	None	No
	47220005	4975 E BUTLER AVE BLDG 4	Phase 3 Capistrano Town Homes Bldg 4	B24-00252	2 to 4	O	1/9/2024								4	4	0	None	No
	47220041	4975 E BUTLER AVE BLDG 5	Phase 3 Capistrano Town Homes Bldg 5	B24-00253	2 to 4	O	1/9/2024								4	4	0	None	No
	47220009	4975 E BUTLER AVE BLDG 3	Phase 3 Capistrano Town Homes Bldg 3	B24-00254	2 to 4	O	1/9/2024								4	4	0	None	No
	47220001	4975 E BUTLER AVE BLDG 5	Phase 3 Capistrano Town Homes Bldg 5	B24-00255	2 to 4	O	1/9/2024								4	4	0	None	No
	47220013	4975 E BUTLER AVE BLDG 2	Phase 3 Capistrano Town Homes Bldg 2	B24-00256	2 to 4	O	1/9/2024								4	4	0	None	No
	47220045	4975 E BUTLER AVE BLDG 7	Phase 3 Capistrano Town Homes Bldg 7	B24-00257	2 to 4	O	1/9/2024								4	4	0	None	No
	47220049	4975 E BUTLER AVE BLDG 8	Phase 3 Capistrano Town Homes Bldg 8	B24-00258	2 to 4	O	1/9/2024								4	4	0	None	No
	47220024	4975 E BUTLER AVE BLDG 9	Phase 3 Capistrano Town Homes Bldg 9	B24-00259	2 to 4	O	1/9/2024								4	4	0	None	No
48035314	48035314	2569 S HOLLOWAY AVE	Custom SFR - Claretan Missionaries Rectory with 6 bedroom	B24-10168	SFD	O	7/26/2024								1	1	0	None	No
57624118S	57624118S	922 E RIDGECREST DR	Custom SFR	B24-09905	SFD	O	7/23/2024								1	1	0	None	No
	30303134	484 W PINEDALE AVE	2 ADU - detached and 1 JADU - Garage/Den Conversion	P24-00495	2 to 4	R	02/06/2024								3	3	0	None	No
	30357035	579 E EL PASO AVE APT 101, 20	MFR reconstruction - 4 units	B24-17222	2 to 4	R	12/20/2024								4	4	0	None	No
	51117108	4587 W ASHLAN AVE	MFR - 26 units	P24-03998	5+	R	11/06/2024								26	26	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 128 (28 of 67) - pre-fabricated units by VIC B24-17032	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 137 (37 OF 67) - pre-fabricated units by VIC B24-17043	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 138 (38 OF 67) - pre-fabricated units by VIC B24-17044	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 139 (39 OF 67) - pre-fabricated units by VIC B24-17045	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 140 (40 OF 67) - pre-fabricated units by VIC B24-17046	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 141 (41 OF 67) - pre-fabricated units by VIC B24-17047	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 142 (42 OF 67) - pre-fabricated units by VIC B24-17048	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 143 (43 OF 67) - pre-fabricated units by VIC B24-17049	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 144 (44 OF 67) - pre-fabricated units by VIC B24-17050	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 145 (45 OF 67) - pre-fabricated units by VIC B24-17051	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 146 (46 OF 67) - pre-fabricated units by VIC B24-17052	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 147 (47 OF 67) - pre-fabricated units by VIC B24-17053	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 148 (48 OF 67) - pre-fabricated units by VIC B24-17054	MH	O	12/18/2024									1	1	0	None	No
51125002	51125002	3572 N BLYTHE AVE	Blythe Village Model 3403 Unit 149 (49 OF 67) - pre-fabricated units by VIC B24-17055	MH	O	12/18/2024									1	1	0	None	No

Year	2021	2022	2023
Month			
Day			
Time			

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How to read this spreadsheet
See the instructions on the left side of the spreadsheet.

Element ID	Element Name	Priority	Start Date	End Date	Status	Progress (%)	Notes
100001
100002
100003
100004
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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	9,440	54	-	132	-	-	-	-	-	-	-	269	9,171
	Non-Deed Restricted		83	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	5,884	-	-	56	-	-	-	-	-	-	-	119	5,765
	Non-Deed Restricted		38	-	25	-	-	-	-	-	-	-		
Moderate	Deed Restricted	5,638	-	-	-	-	-	-	-	-	-	-	152	5,486
	Non-Deed Restricted	15,904	-	-	152	-	-	-	-	-	-	-		
Above Moderate			838	-	1,036	-	-	-	-	-	-	-	1,874	14,030
Total RHNA		36,866												
Total Units			1,013	-	1,401	-	-	-	-	-	-	-	2,414	34,452
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6	7
		Extremely low-Income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		4,720		-	135	-	-	-	-	-	-	-	135	4,585

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1- Maintain Adequate Sites	Maintain adequate sites to meet the lower- and moderate-income RHNA throughout the entire planning period.	Ongoing implementation. Update and assess status of housing sites inventory as projects are approved or as entitlement expire. Monitor the rent and sale prices of pipeline projects as they are built, adjust affordability assumptions in the inventory, and take action to meet shortfalls as needed. Monitor progress toward completion of projects and take appropriate action if entitlements expire or projects are otherwise not expected to be completed in the planning period.	The City is maintaining it's RHNA and has surplus capacity. As of December 31, 2024, the City of Fresno has a surplus of capacity in all income categories for the 2023-2031 RHNA; the surplus capacity for Very Low/Low is 3,857 units, Moderate is 986 units, and Above Moderate is 3,387. For Pipeline Projects in Table 1E-2.3 that were built in 2024, the rents were researched, and no adjustments to unit affordability levels were needed. For Project P-4 , Maple Luxury Living Duplexes, in Table 1E-2.3 the entitlements expired in 2024, and so this site has been removed from the Pipeline Project Sites Inventory and moved to the Vacant Sites Inventory. The Fresno Housing Element, including the sites inventory, was adopted by City Council on December 12, 2024, and certified by HCD on January 21, 2025. Implementation of entitlement findings in Program 1 will begin in 2025.
Program 2 - Variety of Housing Opportunities in High Resource Areas	Create additional capacity for 2,500 multi-unit lower-income housing units in high and relatively higher resource and incom areas. Support the development of 400 missing middle housing types (e.g., duplexes, triplexes, fourplexes, SB-9 lots splits) in RS zones during the planning period to increase the supply of affordable units throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households and creating racially and socially inclusive neighborhoods.	Create capacity for 500 units for high density multi-family development in high and relatively higher resource and income areas by the end of 2025, an additional 1,000 units by December 2027, and an additional 1,000 units by December 2031. Initiate review of zoning standards for missing middle housing in January 2025 and develop and adopt objective zoning and design standards by December 2025. Initiate a text amendment to the development code for a density bonus in single-family districts near transit by January 2026 for adoption by December 2026. Incorporate AFFH into land use and funding decisions beginning in January of 2025.	A Text Amendment to the Development Code is proposed that would provide rezoning options for land in high and relatively higher resource and income areas, including RCAs, for City Council consideration to provide opportunities for higher density development in all areas of the city and reduce concentrations of poverty. Text Amendment No. P24-00794 is scheduled for the Planning Commission on February 19, 2025, and City Council consideration in March 2025. Text Amendment P24-00794 proposes: 1) Ministerial approval of office to dwelling conversions in the Office zone district; 2) Ministerial approval of multi-unit residential development in the RM-1, RM-2, and RM-3 zone districts on parcels within one-half mile of an existing bus stop; 3) Ministerial approval of multi-unit residential uses in the NMX, CMX, CMS and CR zone districts on parcels within the City's Infill Priority Area; and 4) Ministerial approval of new standalone multi-unit residential development in the Office zone district. The Planning and Development Department is also developing zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods and a related Text Amendment is scheduled for the Planning Commission and City Council consideration in May 2025. Additional work will begin on this program in 2025 as this program was introduced in the 2023-2031 Fresno Housing Element adopted in December 2024.
Program 3 - Encourage and Facilitate Accessory Dwelling Units and Small Homes	Facilitate development of 50 ADUs or small homes for lower-income households (including extremely low-, very low-, and low-income), 24 ADUs for moderate-income households, and 20 ADUs for above moderate-income households to improve housing mobility opportunities and reduce displacement risk, with 30 percent of development for lower- and moderate-income households in relatively higher resource and income areas including RCAs.	Update ADU and small home materials annually, or as needed to reflect changes in state law and identify incentives for construction by December 2024. Report ADU production and affordability levels in the annual progress report. Every two years, determine if on track to meet sites inventory assumptions. If not, adjust assumptions or take action within six months of finding. Update City pre-approved ADU and small home plans with Residential Building Code update cycle every three years starting in 2026. Promote City pre-approved ADU and small home plans through public engagement activities in all areas of the city assessing outcomes of outreach annually beginning in 2025. Subsidize inspection fees for landlords that make ADUs affordable for low- and very low-income households starting in July 2025. Explore subsidies for utility hook-ups for landlords that make ADUs affordable by December 2025. In coordination with the Fresno County Farm Bureau, the City will advertise the ADU and small home standard plans to farmworkers and farm owners by 2026. Identify barriers to development of ADUs by July 2025 and work to reduce barriers by January 2026.	The City maintained the ADU website, hotline, and email. The City updated the Fresno ADU and Small Homes Guidebook. The City staff manned a booth at the Fresno Spring Home Show at the Fresno Fairgrounds to promote the City designed free pre-approved ADU standard plans. The City encouraged developer, Gary McDonald, to create a standard plan for his ADU and he has built 4 so far. The City updated the Fresno ADU and Small Homes Guidebook to reflect changes to state law and published versions in English, Spanish, and Punjabi. The City has brochures published in English, Spanish, Hmong, and Punjabi. Posted link to the January 2025 HCD ADU Handbook on the City website. In the Planning and Development Department lobby is a stand advertising the Fresno ADU and Small Homes Guidebook with a QR code, brochures, FAQs handout, and submittal instructions sheet. Monitored the production and affordability of ADUs as part of the 6th Cycle Fresno Housing Element and produced Table 1E-2.15 in the Fresno Housing Element for future comparisons. In 2024, 272 ADUs reached some stage of production with the City of Fresno whether submitted (89), entitlement approved (85), issued permits (82), and built (16). City designed pre-approved standard plan ADU's make up 66 of these units. In 2025, for the units that have been built, the City will contact owners to check on rental prices in preparation for first biennial review in 2026. The City-owned parcel located at 1457 H Street is a brownfield site consisting of 2.98 acres acquired by the City in 2002. In 2024, the City was awarded \$3,122,648 in ECRG grant funding from DTSC to remediate the hazardous site for future affordable housing. The City is currently working with DTSC to complete the remediation by 2026. The proposed reuse consists of developing a micro home community of 26 prefabricated units for 100% affordable rental housing. The units will be reserved for households at or below 80% AMI and will see unhoused individuals transition to permanent housing.

Program 4 - Streamline Development Review Process	Shorten average entitlement processing times.	Develop an SB 330 preliminary application form and SB 35 streamlined approval process by July 2025. Review local entitlement and permitting procedures by December 2025 and make further modifications within 6 months to streamline development of housing throughout the city.	This program was introduced in the 2023-2031 Fresno Housing Element adopted in December 2024. Work will begin on this program in 2025. The City hired Lisa Wise Consulting, Inc. (LWC) to conduct an audit of the City's Development Code and provide recommendations for streamlining housing production. LWC completed their report in December 2024.
Program 5 - Large and Small Lot Development	Facilitate development of 600 lower-income units on large and small lots to promote the efficient use of land for residential development, with 30 percent of development in relatively higher resource and income areas including RCAAs.	Continue to implement the Voluntary Parcel Merger Program and fee reduction program. Conduct a biennial review of development on large and small lots, to include an annual review process for monitoring the percentage of affordable units developed on large lots. As projects are processed throughout the planning period, make changes as appropriate based on review and input. Review and establish incentives by Winter 2026. Provide site planning and feasibility analysis on at least one large site every two years during the housing element period, i.e., 2025, 2027, 2029, and 2031. Issue NOFA annually to provide funding for affordable housing.	In 2024, the City continued to implement the Voluntary Parcel Merger (VPM) Program by completing the processing of 8 VPMs, two of which involved Housing Element Sites (Site IDs 2477 and 1066). VPM 2024-09 at 497 W Audubon Drive included the merging of two Housing Element Sites (APN 402-570-08 and 09). Following this parcel merger, in 2024, a project was submitted to the City for entitlement (application P24-03404) and building permit (applications B24-09063 and B24-08773) review. The project is an extension to the Audubon Court apartment complex and consists of two multi-family buildings with 63 above moderate units. To encourage a strategic approach to the development of large sites and to facilitate the development of housing, the City is preparing a Request for Qualifications for a planning consultant to complete the West Shaw Transit Oriented Development Corridor and Town Center Study, which, among other things, will provide transit-oriented development designs for a variety of transit-friendly housing types, densities and affordability levels along the West Shaw Corridor. The consultant contract for the study is expected to be scheduled for City Council consideration in May 2025. The duration of the study is estimated at 2 years. The designs will enable the City to market sites to affordability housing developers. The City released a Consolidated Notice of Funding Availability in 2024 for its HUD Entitlement funds seeking applications for various activities, including affordable housing development and rehabilitation. In 2024, 67 Housing Element sites that are under 1 acre and on 8 Housing Element sites that are over 10 acres reached some form of development milestone (submitted, approved entitlement, pulled permits, and/or completed construction). Of those sites that are over 10 acres, projects are exclusively single family residences for a total of 371 dwelling units, none of which are affordable. Of those sites that are under 1 acre, projects include 18 accessory dwelling units (9 of which were City Standard ADU plans), 58 single family residences (one of which was affordable), 1 mobile home, 7 duplexes, and 7 multi-family residential (2 of which are affordable). The affordable projects are 1 single family residence by Habitat for Humanity, a 21-unit multi-family project at 510 E Divisadero Street, and a 124-unit mixed-use project at 1302 Fulton Street. In 2024, the City helped to facilitate 144 units of lower-income housing units on small sites none of which were in RCAAs. Additional work will begin on this program in 2025 as this program was introduced in the 2023-2031 Fresno Housing Element adopted in December 2024.
Program 6 - Objective Design Standards	Accelerate housing production by ensuring development standards are clear and objective.	Initiate review of zoning standards for site development and façade design in January 2025 and develop and adopt objective zoning and design standards by December 2025.	The City hired Lisa Wise Consulting, Inc. (LWC) to conduct an analysis of the City's Development Code and provide recommendations to amend the Code to ensure objective design standards. LWC completed their review and recommendations in December 2024.
Program 7 - Adaptive Reuse	Facilitate adaptive reuse of existing buildings into housing to increase the city's housing supply.	Evaluate whether review or approval processes and development standards are a constraint on adaptive reuse or interim reuse. If barriers to adaptive reuse or interim use are identified, modify processes and/or adopt incentives as appropriate. Establish regulatory modifications no later than 2026. Evaluate the California Building Code to determine if there are alternate means and methods which if applied could reduce the construction costs related to adaptive reuse. Evaluate with the next Ca BC cycle effective January 2026.	Text Amendment No. P24-00794 proposes adaptive reuse of office buildings as one of four components (see Program 2 description, above). With approval of the Text Amendment, more adaptive reuse of office buildings is likely to occur, allowing the City to learn about any potential constraints and to further streamline the process. Text Amendment P24-00794 is scheduled for Planning Commission on February 19, 2025, and City Council consideration in March 2025. Additional work will begin on this program in 2025 as this program was introduced in the 2023-2031 Fresno Housing Element adopted in December 2024. The City continued to encourage adaptive reuse of commercial and office buildings to housing as exemplified in three projects in 2024: 1) a commercial conversion to a duplex at 2072 E Clay Avenue received approved entitlements under application P24-01634 on 8/26/2024; 2) an office to multi-family residential (16 units) conversion at 930 N Van Ness Avenue produce under application P23-02068 received approved entitlements on 3/11/2024; and 3) the JCPenney's Building commercial/office space conversion to multi-family residential (162 units) at 959 Fulton Street under application P24-03319 received and approved entitlement on 9/20/2024 and under application and B22-18866 was issued building permits on 8/22/2024.
Program 8 - List of Local Labor Unions and Apprenticeship Programs	To encourage developers and contractors to hire local labor.	By December 2024, the City will provide the list on the City's website and update annually thereafter or upon request from local unions to be added to the list.	This program was introduced in the 2023-2031 Fresno Housing Element adopted in December 2024. Work will begin on this program in 2025.
Program 9 - Use of Sites in Previous Housing Elements	Streamline development on vacant and non-vacant sites identified in previous Housing Element planning periods.	Develop and implement text amendment to Development Code by May 2025. Develop SB 330 preliminary application and SB 35 streamline approval process in 2025.	This program was introduced in the 2023-2031 Fresno Housing Element adopted in December 2024. Work will begin on this program in 2025.

<p>Program 10 - Annual Reporting Program</p>	<p>Engage a broad spectrum of the community ongoing, and often, on the progress and effectiveness of Housing Element implementation, and make changes as appropriate based on review and input.</p>	<p>Conduct public outreach on a draft Housing Element Annual Progress Report prior to the annual public hearing. Hold public hearing prior to submittal to HCD.</p>	<p>The 2023 Housing Element Annual Progress Report was presented at a City Council hearing on March 21, 2024. This meeting was advertised on the City's webpage and social media pages; email invitations were sent to Fresno residents who have expressed interest in housing issues, community benefit organizations, affordable housing developers, and governmental agencies through a 500-entity email distribution list; and foreign language (Spanish, Hmong, and Punjabi) interpretation was available. On June 6, 2024, the Draft 2024-2025 Annual Action Plan was presented at a City Council hearing to obtain public comments following a 30-day public comment period. These opportunities to provide input were advertised in the Fresno Bee, on the City's webpage and social media pages; email invitations were sent to Fresno residents who have expressed interest in housing issues, community benefit organizations, affordable housing developers, and governmental agencies through a 500-entity email distribution list; and foreign language (Spanish, Hmong, and Punjabi) interpretation was available. On September 12, 2024, the Consolidated Annual Performance Evaluation Report for the 2023-2024 Program Year, which reported on activities completed during the Program Year including affordable housing production, was presented at a City Council hearing to obtain public comments following a 15-day public comment period. The opportunities to comment were advertised in the Fresno Bee, on the City's webpage and social media pages, and through e-mail distribution. During the development of the 2025-2029 Consolidated Plan, 2025-2026 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice, the City's Community Development Division conducted 6 in-person community meetings and 2 virtual community meetings between October 28, 2024, and November 19, 2024, with foreign language (Spanish, Hmong, and Punjabi) and sign-language interpretation made available upon request. The meetings were advertised online on the City's Community Development Division's webpage, the City Clerk's webpage, the City's social media pages, through a public notice published in the Fresno Bee, and community calendars operated by KFSN, KMPH, and KSEE. Additionally, Fresno residents who have expressed an interest in housing issues, community benefit organizations, affordable housing developers, and governmental agencies were notified about the meetings through a 500-entity email distribution list. Also in 2024, the City's Office of Community Affairs (OCA) conducted community outreach on a quarterly basis to engage Punjabi Sikh, African American, Latino, Hmong, and LGBTQ+ communities regarding housing planning and development. OCA engaged the community with local in-district meet-ups, churches, community meetings, and online outreach. OCA made efforts to connect with the community through intentional efforts to ensure that language barriers are addressed with multi-language notices and social media posts and engaged with local community-based organizations and partners who are addressing housing needs in our neighborhoods. OCA was active with the team creating Fresno's Climate Adaptation Plan and Environmental Justice element, regarding housing.</p>
<p>Program 11 - Incentives for Housing Development</p>	<p>Provide incentives for 1,200 extremely low-income, 1,750 very low-income, and 1,500 low-income units, at least 40 percent of which are in moderate, high or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.</p>	<p>Provide ongoing assistance and incentives to support development during the 2023-2031 planning period. Establish and post the list of available incentives on the City's website by December 2026. Update the list, as needed.</p>	<p>The City of Fresno currently has the following active Incentive Programs: California Mills Act Program, Code Lien Waiver Program, Conversion of Office Space to Affordable Housing, Deferral to Occupancy of Impact Fees, Density Bonus, Economic Expansion Act (includes iDIFER and EDN), Enhanced Economic Development Rate, Facade Improvement Program, Historic Preservation Mitigation Program, Inner-City Fee Reduction, Opportunity Zone, Residential BUILD Act, Residential Infill Incentive, Surplus Land, and Transfer Fee Credit. In 2024, the City processed 18 out of 20 entitlement applications within 75 working days. Also, 71 projects received an Inner-City Fee Reduction (Planning Entitlement). In 2024, the City continued to offer impact fee waivers through the Residential Build Act and Disadvantaged Neighborhoods Infill Incentive programs. These programs waive impact fees for police, park facilities, streets, and traffic signals. Also in 2024, Self-Help Enterprises (208-264 E. Florence Avenue) received \$48,000 for the development of 6 living units, Better Opportunity Builders (1840 Broadway) received \$146,628 for the development of 25 living units, Dyck Family Partners (959 Fulton St) received \$628,576 for the development of 162 units, and Self Help Enterprises (35, 43, 63, 75, 81, and 87 E Florence Ave and 66, 78, 84, and 90 E Geary St) received \$100,778 for the development of 11 units in Infill Incentive Fee Waivers, and six single family residential projects received a total of \$55,268 in Residential Build Act fee waivers. In 2024, the City continued to encourage developers to use density bonuses during the entitlement process when applicable. Avalon Commons received an Affordable Housing Density Bonus. Avalon Commons is a 5-building apartment complex at 7521 N Chestnut Avenue that includes 34 very low-income units, 25 low-income units and 1 above moderate-income managers unit and construction was completed in November 2024. The Authur at Blackstone received a Transit Oriented Development Density Bonus. The Authur at Blackstone is a mixed-use development at 3039 N Blackstone Avenue with 41 above moderate-income housing units and construction was completed in March 2024. Building #3 of the Step-Up on 99 housing project received an Affordable Housing Density Bonus. Building #3 of the Step-Up on 99 is located at 1240 N Crystal Ave and includes 3 very low-income units and 13 low-income units that were issued building permits in March 2024. This program was introduced in the 2023-2031 Fresno Housing Element adopted in December 2024. Additional work will begin on this program in 2025.</p>
<p>Program 12 - Local Housing Trust Fund</p>	<p>Utilize LHTF to leverage up to \$24 million of additional investment in affordable housing development during the planning period to support 320 extremely low-, very low-, or low-income housing units, with 30 percent of development in relatively higher resource and income areas including RCAAs.</p>	<p>Annually publish a NOFA to solicit applications for funding. Review and update community priorities for the distribution by July 2028.</p>	<p>In 2024, the City of Fresno entered into an LHTF Loan Agreement with Fresno Housing Authority in the amount of \$3,000,000 for the new construction of the Avalon Commons Phase II Project, consisting of 44 affordable units with 11 LHTF-assisted units reserved for households whose incomes are at or below 60% AMI. Also in 2024, staff evaluated projects from developers who responded to previously released NOFA's, and in May 2024, City Council adopted a conditional funding commitment for the Ventura Family Apartments project. This commitment includes a proposed \$5,000,000 allocation from LHTF to the project, pending verification that all requirements outlined in the commitment are met. This award will include \$2,064,891.45 from the City's Prohousing Incentive Program Round 1 award. Looking ahead, the City is scheduled to publish a Notice of Funding Availability (NOFA) in 2025 to begin soliciting applications for the distribution of LHTF funds as they become available. This process will ensure continued progress toward meeting the housing needs of the community. The City is currently reviewing the existing list of priorities for the use of funds. If new priorities are identified, this review will be conducted through a community-driven process to ensure that the updated priorities reflect the needs and input of the community. The City will actively engage with stakeholders and residents to gather feedback and ensure that the revised priorities align with the community's goals. This review and update will occur at least once during the Housing Element planning period, as required. The City will release the next LHTF NOFA in 2025. The LHTF currently utilizes funds from the City's Local Real Estate Transfer Tax and General Fund, the State of California Local Housing Trust Fund Program, and Prohousing Incentive Program.</p>

<p>Program 13 - Pursue State and Federal Funding Sources for Housing Development</p>	<p>Pursue \$15 million in funding annually to assist in the development, preservation, and rehabilitation of affordable housing, with 30 percent of investment targeting relatively higher resource and income areas including RCAAs.</p>	<p>Annual assessment of funding opportunities and status of housing sites inventory as part of the annual reporting process; ongoing implementation and annual reporting throughout the planning period.</p>	<p>The City receives funding through annual entitlement programs administered by the Department of Housing and Urban Development. In 2024, the City received \$7,013,935 through the Community Development Block Grant (CDBG) Program, \$606,188 through the Emergency Solutions Grant (ESG) Program, \$2,924,820.08 through the HOME Investment Opportunities (HOME) Program, and \$1,033,153 through the Housing Opportunities for People with AIDS/HIV (HOPWA) Program. The City released a Consolidated Notice of Funding Availability for its HUD Entitlement funds seeking applications for various activities, including affordable housing development and rehabilitation. In 2024, the City funded both City and non-profit operated, owner-occupied rehabilitation programs for eligible, low-income homeowners. In total, 62 homes were rehabilitated in 2024. In 2024, Habitat for Humanity completed the Barcus and Rialto Single-Family Housing Project. The project consisted of new construction of two 3-bedroom, 2-bathroom homes with attached garages, and on- and off-site improvements. The estimated project cost was \$924,550 of which \$392,000 in HOME CHDO funds are being provided for eligible predevelopment and construction cost and subsequent homebuyer mortgage assistance for households at 60% to 80% of area median income. Barcus and Rialto Single-Family Housing Project was successfully completed on August 23, 2024. Also, completed in 2024 were the Arthur at Blackstone, Sun Lodge, and Avalon Commons projects. Each project was completed by the Housing Authority. The Arthur project consists of the renovation of an existing retail building and new construction to create 41 affordable multi-family housing units along with on- and off-site improvements. The estimated project cost was \$26 million of which \$1,633,112 in HOME funds were provided for eligible construction costs. The project was successfully completed on March 11, 2024. The Sun Lodge project consisted of the renovation of the 98-unit Days Inn motel with the introduction of new construction of additional housing units at the site. The 98-unit motel has been converted into 64 housing units with a mix of bedroom types. The estimated project cost was \$36 million of which \$2.7 million in HOME funds was provided for eligible construction costs. The project was successfully completed on April 30, 2024. As for the Avalon Commons project, it consists of new construction of 60 multi-family affordable housing units and on- and off-site improvements. The estimated project cost was \$40 million of which \$2,654,771 in HOME funds was provided for eligible construction costs. This project was successfully completed on December 4, 2024. In 2024, there were five housing projects underway. (1) Self-Help Enterprises – Annadale Phase II S-F Housing Project is a project consisting of new construction of a 22-unit single-family affordable housing subdivision and on- and off-site improvements. The City provided \$1,462,000 in HOME funds for construction of 11 HOME-assisted units. The estimated project cost is \$2.9 million. (2) Self-Help Enterprises – Walnut/Florence/Plumas is a project consisting of the development of a 17-unit single-family affordable housing subdivision and on- and off-site improvements. The estimated project cost is \$4.4 million of which \$800,000 in HOME funds is being provided for eligible construction costs. (3) FCTC, L.P. – Sarah's Court Phase I is a project consisting of new construction of 120 multi-family affordable housing units and on- and off-site improvements. The City provided \$2,480,000 in CDBG funds to acquire a 2-acre project site located at 200 N. Salma Avenue. Additionally, the City provided \$3,169,034 in HOME funds for eligible pre-development and construction costs. The estimated project cost is \$35 million. 4) Blythe Village LP – Blythe Village is a project consisting of a 67-unit manufactured rental housing subdivision, of which 11 units are for affordable housing. Of the eleven units, three are for very low-income households and the remaining eight are for low-income households. (5) Habitat for Humanity – Atchison Project consists of one 3-bedroom and 2-bath home with an attached garage and on- and off-site improvements. The estimated project cost is \$526,326 of which \$253,673 in HOME CHDO funds were provided for eligible predevelopment and construction costs which will subsequently convert to mortgage assistance for an owner-occupied homebuyer whose income is at 60% to 80% of area median income. CONTINUED IN ROW 25.</p>
<p>Program 13 - Pursue State and Federal Funding Sources for Housing Development (CONTINUED FROM ROW 24)</p>	<p>Pursue \$15 million in funding annually to assist in the development, preservation, and rehabilitation of affordable housing, with 30 percent of investment targeting relatively higher resource and income areas including RCAAs.</p>	<p>Annual assessment of funding opportunities and status of housing sites inventory as part of the annual reporting process; ongoing implementation and annual reporting throughout the planning period.</p>	<p>CONTINUED FROM ROW 24: The City has been awarded \$10,926,075.48 from the State of California's Encampment Resolution Fund (ERF) Round 3. These funds will enhance street outreach services for people experiencing homelessness in designated encampment areas within downtown Fresno and a second area bordered by Barstow Ave, Blackstone Ave, Shields Ave, and Fresno St. Outreach services will include outreach workers, two Alcohol and Other Drugs (AOD) counselors, a licensed social worker, a licensed street clinician, and an interim street clinician. Additionally, the ERF funds will support shelter operations to house individuals from these encampment areas and provide 30 new emergency beds. The funds will also establish 100 beds for a rapid rehousing program for individuals experiencing homelessness in the targeted areas. In addition, the City was awarded \$13,096,671.82 as part of its fifth allocation from the Homeless Housing Assistance and Prevention (HHAP) Program. Up to 10 percent of this funding will support permanent supportive housing for youth experiencing homelessness. The City is collaborating with the County of Fresno to apply for a sixth round of HHAP funding, though the total allocation for Round 6 has not yet been announced by the State. In 2024, the Housing Finance Department continued its proactive approach to securing funding for affordable housing development. Staff submitted applications for several state grant opportunities, including \$5,000,000 for the fourth round of the State's Local Housing Trust Fund, \$1,400,000 for the third round of the Prohousing Incentive Pilot Program, and \$7,000,000 for the U.S. Department of Housing and Urban Development's Pathways to Removing Obstacles to Housing program. The City also achieved success in the State's Homekey Round 3 NOFA, with two out of three applications awarded funding. The Valley Teen Ranch project received \$21,983,604 to create 96 permanent housing units, and the City Studios project was awarded \$9,598,131 to create 34 permanent housing units. Additionally, the City secured \$2,064,891.45 from the Prohousing Incentive Pilot Program Round 3. Finally, the City was granted \$3,122,648 from the Department of Toxic Substances Control's Equitable Community Revitalization Grant, which will be used for cleanup and investment in disadvantaged areas within the City. The City of Fresno received its Prohousing Designation in November 2022. Included in its prohousing commitments were a series of text amendments to the Development Code to remove zoning barriers to housing development. In addition, the City pledged to create free pre-approved standard plans for missing middle housing, similar to its successful ADU program. In 2024, the Planning Department initiated drafts of the text amendments and standard plans. In 2025, it expects to finalize the drafts and bring these items before the City Council and public, as needed.</p>

<p>Program 14 - Partnerships with Affordable Housing Developers</p>	<p>Partner with affordable housing developers and stakeholders to facilitate the development of 1,200 extremely low-income, 1,750 very low-income, and 1,500 low-income units, at least 40 percent of which are in high or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.</p>	<p>Ongoing implementation and annual reporting throughout the planning period; annual review and assessment of potential funding opportunities; convene annual meetings with housing stakeholders starting in January 2025. Identify opportunity sites for affordable housing including in high resource areas by 2027.</p>	<p>In 2024, the City Community Development Division (CDD) released a \$14.8 million HOME Investment Partnerships (HOME) Program, Community Housing Development Organization (CHDO), Community Development Block Grant (CDBG), HOME Investment Partnerships American Rescue Plan (HOME-ARP), and California Permanent Local Housing Allocation (PLHA) Notice of Funding Availability for the development of affordable housing or substantial rehabilitation of existing housing. Of the 13 applications received in response to the NOFA, four proposed projects received CDBG funding for property acquisition: Blythe Village \$400,000, Sarah's Court Phase II \$2,400,000, Parkside Inn \$3,000,000, and Avalon Commons Phase II \$1,243,000. During 2024, CDD staff assisted the California Tax Credit Allocation Committee with local reviewing agency evaluations on five Low-Income Housing Tax Credit applications for 4% and/or 9% tax credits: Blackstone Senior Housing, a proposed 75-unit multifamily low-income housing project for seniors to be located at 4323-4333 Blackstone Avenue in Fresno; Parkside Inn, an adaptive reuse project with the introduction of new construction that received California Homekey Program funding; Avalon Commons Phase II, a 45-unit affordable housing project that received \$1,243,000 in Community Development Block Grant funds for acquisition; West Creek Village, Phase I of a master plan development that consists of 121 units for families earning between 30% to 70% of the area median income; and West Gate Gardens, proposed rehabilitation of an existing apartment complex. CDD assisted multiple developers with technical assistance on affordable applications for funding. CDD staff assisted five (Promesa Commons, The Aruthur at Blackstone, Sarah's Court Phase I, Avalon Commons Phase I, and Blythe Village) affordable multifamily housing developers and their construction teams with ongoing project management matters. All but one project was successfully completed in 2024. Staff assisted four (Barcus/Rialto, Annadale Phase II, Walnut Florence, and Atchison) affordable single-family housing developers with ongoing assistance to bring these projects to completion. One project was successfully completed in 2024 with the other three expected to be completed during 2025. In 2024, the City provided four affordable housing developers with conditional funding commitments and/or Resolutions for funding to help boost tie-breaker scores for their proposed 4% or 9% tax credit applications to the California Tax Credit Allocation Committee and the California Debt Limit Allocation Committee. On June 19, 2024, Silvercrest, Inc., a non-profit affiliate of the Fresno Housing Authority, received a \$3,858,000 conditional commitment letter for City affordable housing funds for its proposed Parkside Inn project located at 1415 W. Olive Avenue, in southwest Fresno. The proposed project will consist of 27 affordable housing units in the former Parkside Inn Motel at Highway 99 and Olive Avenue. This adaptive reuse project will incorporate one existing building and one newly constructed building utilizing durable, environmentally friendly, and energy efficient design. Emphasis will be placed on efficient mechanical systems (HVAC, water heating) and efficient shell measures (light color stucco, reflective metal roofs). The site will also use drought resistant landscaping. The indoor community space will include management offices, meeting space, multi-purpose room, and a kitchen. There will be community laundry within the existing buildings. On June 20, 2024, FCTC, LP, was provided with a \$3 million HOME Investment Partnerships funding Resolution for its proposed Sarah's Court Phase II project, a 120-unit affordable housing complex in southeast Fresno, located in the Fancher Creek Master Plan Development, immediately north of Sarah's Court Phase I, which is currently underway with a completion date of February 2025. Sarah's Court Phase II project will consist of a 120-unit mix of bedroom sizes that will range from 610 square feet for a 1bed/1bath unit, 875 square feet for a 2bed/2bath unit, and 1,140 square feet for a 3bed/2bath unit. Proposed project rents will range from \$392 to \$1,268 per unit, per month, depending on bedroom size and location. CONTINUED IN ROW 27.</p>
<p>Program 14 - Partnerships with Affordable Housing Developers (CONTINUED FROM ROW 26)</p>	<p>Partner with affordable housing developers and stakeholders to facilitate the development of 1,200 extremely low-income, 1,750 very low-income, and 1,500 low-income units, at least 40 percent of which are in high or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.</p>	<p>Ongoing implementation and annual reporting throughout the planning period; annual review and assessment of potential funding opportunities; convene annual meetings with housing stakeholders starting in January 2025. Identify opportunity sites for affordable housing including in high resource areas by 2027.</p>	<p>CONTINUED FROM ROW 26: On June 24, 2024, UPHoldings was provided with a \$3 million conditional commitment letter for HOME Investment Partnerships funding for its proposed Dakota Family Apartments, a 120-unit affordable housing project to be developed at the former Smuggler's Inn location at Dakota and Blackstone Avenue in central Fresno. The project subsequently received a reservation letter for an allocation of 4% tax credits and Bonds to help finance construction. The proposed project is expected to commence mid-2025. The Dakota Family Apartments will consist of a 114-unit multifamily residential development on 1.89 acres within a gated community and include one one-bedroom manager units, and on and off-site improvements. Project Units will be 1bedroom/1bath, 2bedroom/1bath, and 3bedroom/2bath units ranging from 540 square feet for a 1-bedroom, 770 square feet for a 2-bedroom and 950 square feet for a 3-bedroom. The project site will offer on-site parking, bicycle racks/lockers, and landscaping and irrigation. Security for the site will be provided through a combination of gate-controlled access, walls and fences, and exterior lighting. The development will also be equipped with comprehensive video surveillance cameras. Lastly, on June 27, 2024, the City Council passed a \$15 million Resolution which set aside available affordable housing funds to help fund a 76-unit senior affordable housing project at 4323 Blackstone Avenue, immediately adjacent to the City's proposed senior center to be located in the former Von's Super Market in central Fresno. Once completed, the project will consist of 76 multifamily residential senior housing units for those aged 62 and above, on 1.26 acres within a gated community including on- and off-site improvements. Units will range from 554 square feet to 806 square feet depending on unit location. The site will offer an array of amenities such as on-site parking, bicycle racks/lockers, landscaping and irrigation, large ground floor community room, BBQ and sitting areas, and walking trails. The City provided project management assistance to two Community Housing Development Organizations: Self-Help Enterprises (SHE) for its Annadale Phase II and Walnut-Florence-Plumas projects and Habitat for Humanity for its Barcus/Rialto and Atchison Street projects. Barcus/Rialto was successfully completed in 2024. The other three CHDO projects are expected to be completed in 2025. Project management provided to the projects consisted of underwriting of the homebuyers, interior/exterior progress inspection, preparation of homebuyer escrow documents, and on-going meeting with SHE and Habitat staff to ensure the projects come to fruition as scheduled. In 2024, the City awarded funds to Blythe Village for its pre-fabricated project. Blythe Village will consist of a 67-unit manufactured housing development on 4.8 acres within a gated community and include on- and off-site improvements. All 67 units will be three-bedroom / two-bath ranging in size from 933 square feet to 1,120 square feet. The project will offer on-site parking, bicycle racks, lockers, landscaping, and irrigation. Security for the site will be provided through a combination of gate-controlled access, walls and fences, and exterior lighting. The development will also be equipped with comprehensive video surveillance cameras. In 2024, the City's Housing Finance Division funded six key projects to advance affordable housing and community development. The Heritage Estates project, developed by Fresno Housing Authority, will provide 33 single-family homes with \$3 million in PLHA funds. CONTINUED IN ROW 28.</p>

<p>Program 14 - Partnerships with Affordable Housing Developers (CONTINUED FROM ROW 27)</p>	<p>Partner with affordable housing developers and stakeholders to facilitate the development of 1,200 extremely low-income, 1,750 very low-income, and 1,500 low-income units, at least 40 percent of which are in high or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.</p>	<p>Ongoing implementation and annual reporting throughout the planning period; annual review and assessment of potential funding opportunities; convene annual meetings with housing stakeholders starting in January 2025. Identify opportunity sites for affordable housing including in high resource areas by 2027.</p>	<p>CONTINUED FROM ROW 27: The Transitional Age Youth Project, by Fresno Mission, will offer emergency housing for transitional age youth, supported by \$1.5 million in State and Local Fiscal Recovery Funds (part of the American Rescue Plan Act). The Central California Land Trust Phase II project will acquire and rehabilitate two single-family homes, with \$800,000 in State and Local Fiscal Recovery Funds (part of the American Rescue Plan Act). Promesa Commons Infrastructure, by the Housing Authority of the City of Fresno, will fund on- and off-site improvements for a 64-unit multifamily residential development, with \$300,000 in State and Local Fiscal Recovery Funds (part of the American Rescue Plan Act). The Econo-Inn North project, developed by Better Opportunities Builder, Inc., will provide 25 units with environmentally friendly materials, green building standards, universal design features, and drought-tolerant landscaping, funded by \$1.9 million in State and Local Fiscal Recovery Funds (part of the American Rescue Plan Act). Lastly, Avalon Commons Phase II, by Fresno Avalon Commons Phase II, LP, will provide 45 multifamily units, with \$3 million in Local Housing Trust Funds for on- and off-site improvements and amenities. These investments highlight the City's ongoing commitment to improving affordable housing and fostering strong partnerships in affordable housing development. On September 12, 2024, a CDD staff member and two Housing Finance Division staff attended the 13th Annual San Joaquin Valley Affordable Housing Collaborative in Visalia, California. The summit brought together low-income housing developers, lenders, and advocates from throughout California. The Collaborative was an all-day housing event that offered best practices and lessons learned, a variety of workshops to further affordable housing in California as well as keynote speakers considered to be experts in affordable housing. On August 23, 2024, the City of Fresno sponsored the Annual State of Affordable Housing event held in Fresno by the Fresno Housing Authority. The event brought together community leaders, housing advocates, and key stakeholders to discuss the challenges and innovations in affordable housing. The City of Fresno staff attended the event and cultivated relationships with local affordable housing developers.</p>
<p>Program 15 - Land Bank</p>	<p>Accumulate underutilized land and/or vacant properties that could be used to support construction of affordable housing.</p>	<p>Research viable land banking models with the goal of establishing a local land bank by 2029.</p>	<p>In 2024, the City took important steps toward creating a local land bank to promote affordable housing. On June 6, 2024, City Council adopted Resolution No. 2024-112, establishing the City's Land Bank for the purpose of coordinating acquisitions and dispositions of potential infill development sites located on vacant or abandoned sites within the City of Fresno. Staff explored successful land banking models from other cities, began compiling a list of vacant and underused properties, and worked closely with other departments to gather essential data. Regular meetings with consultants helped refine strategies for establishing the land bank, and priority properties were identified for potential acquisition. The team also started looking into funding sources, such as the General Fund and ARPA, to support future efforts. These actions are paving the way toward the City's goal of launching the program by 2029.</p>
<p>Program 16 - Community Land Trust</p>	<p>Build capacity of local Community Land Trusts to acquire and/or build affordable housing that remains so in perpetuity within the city, with 30 percent of land acquisitions and new construction targeting relatively higher resource and income areas including RCAAs.</p>	<p>By 2027, identify opportunity sites in areas at risk of displacement and in high resource areas and provide to the local Community Land Trusts for their consideration.</p>	<p>In 2024, City staff made progress toward supporting the establishment of local Community Land Trusts (CLTs) to create and preserve affordable housing in perpetuity. Staff began identifying opportunity sites in areas at risk of displacement and in high-resource areas, gathering data to share with CLTs for future consideration. Additionally, efforts were initiated to explore funding opportunities through the General Fund and ARPA to support land acquisition and capacity building. These steps aim to build the foundation for CLTs to effectively acquire land and develop affordable housing aligned with the program's 2027 goals. In 2024, the City entered into an SLFRF Grant Agreement with the Central California Land Trust in the amount of \$800,000 to fund the acquisition and rehabilitation of two single-family homes preserved as low-income housing for households earning up to 80% AMI. Also in 2024, the Central Fresno Neighborhood Trust, through the City's funding for the Mixed Income Neighborhood Trust project, completed the rehabilitation of two multi-family properties, providing 13 affordable housing units preserved for households earning up to 80% AMI.</p>
<p>Program 17 - Surplus Public Lands</p>	<p>Based on marketability and demand, release sites when available for affordable housing development projects. Facilitate development of 2,000 units, including 1,250 lower-income units.</p>	<p>Complete a list of potential City surplus sites by June 2025. Develop list of small publicly-owned sites by December 2025 and coordinate with the Successor Agency and local organizations to develop a strategy for facilitating missing middle and affordable housing opportunities on these sites by December 2027. Develop disposition and disposal strategy in 2026. Initiate rezoning of City-owned sites in 2026 and complete rezoning in 2027. Publish a Notice of Availability for at least 15 percent of City surplus sites annually and complete disposition within one year of publication. Complete entitlements and issue building permits within one year of disposition. Evaluate progress in 2029 toward achieving the objective and if necessary to maintain adequate sites to accommodate the RHNA, identify and/or rezone additional sites by 2030.</p>	<p>In 2024, City staff continued their work to release surplus public lands for affordable housing development, in line with the California Surplus Land Act (SLA). Staff identified and prepared sites for future development, ensuring that all surplus sites included at least 15 percent affordable units, with the goal of achieving up to 100 percent affordability. The City declared APNs 449-335-25, 449-349-07T, and 449-321-18 as surplus and began engaging with interested developers. Staff also continued reviewing the list of City-owned parcels to identify those best suited for affordable housing, prioritizing parcels already zoned for residential development. Additionally, California Assembly Bill 11, which took effect on July 1, 2023, streamlines the approval process for residential uses on commercially zoned parcels, opening up more options that were previously excluded. Staff will keep working towards completing a comprehensive list of potential City surplus sites by June 2025.</p>
<p>Program 18 - Mixed Income Neighborhood Trust (MINT)</p>	<p>Support CFNT to develop a scattered site rental portfolio of a minimum of 50 new affordable rental housing units.</p>	<p>Complete initial contract by end of 2026.</p>	<p>In 2024, CFNT implemented an affordable rental housing project that aims to increase, improve, and preserve the community's supply affordable housing in our central Fresno neighborhoods that are at risk of disinvestment and displacement of residents and the loss of affordability. CFNT acquired and rehabilitated 13 multi-family units across 3 separate properties, preserving them as low-income rental housing for 55 years. CFNT has also opened escrow on a 39-unit building which will be rehabilitated and utilized as a mixed-use project that includes affordable rental housing and space for businesses. The CFNT project is considered vital to the best interest of the City of Fresno and to the health, safety, and welfare of its residents.</p>

<p>Program 19 - Home Buyer Assistance</p>	<p>If the City receives PLHA or other homeownership funding, the City will strive to support a total of 40 low- and moderate-income households with home purchases during the planning period, with 30 percent of purchases targeting relatively higher resource and income areas including RCAAs.</p>	<p>Apply annually for state funding to support local first-time homebuyer programs starting in 2024, including the state's CalHome Program and the Jose Serna, Jr. Farmworker Housing Grant, as funding is available. Beginning June 2025, provide quarterly reports describing how many applicants were assisted, and a description of outreach efforts and the location of where grantees were able to find housing. Beginning January 2025, the City will host two informative workshops every quarter and emphasize accessibility to extremely low-income and very low-income residents. Beginning in January 2025, develop and implement a strong community outreach program to notify residents of the availability of the program targeting extremely low-income and very low-income residents. Marketing and outreach shall occur on an ongoing basis and updated at least annually from receipt of funds. Beginning January 2025 or within 4 months of receipt of funds, the City will begin accepting applications for the program. Review City website annually.</p>	<p>In 2024, the City fully utilized its PLHA allocation for down payment assistance provided to first-time homebuyers and expended \$1,791,579 to assist 18 families through its Mortgage Assistance Program (MAP). The MAP program offers up to \$100,000 in 15-year forgivable second loans, which covers the applicants down payment and closing costs with no interest, loan fees, or monthly payment fees. The MAP program requires applicants to attend an 8-hour homebuyer education class which provides financial counseling and support in adapting to the challenges of becoming a homeowner. The classes are also intended to maximize the beneficial impact of the program by training applicants to become excellent financial prospects for becoming homeowners. In addition to MAP, the City is committed to expanding housing opportunities across Fresno by offering financial and technical assistance to low-income residents purchasing a home in a variety of languages, including, but not limited to, Spanish, Hmong, and Punjabi. The technical assistance is designed to guide applicants through the application process and will continue throughout the length of the program. The City maintains partnerships with City-approved participating mortgage brokers, NAHREP (National Association of Hispanic Real Estate Professionals) Fresno, Federal Home Loan Bank (FHLBank) of San Francisco's WISH Program, and Self-Help Enterprises. The City also partners with Union Bank to administer the Llaves de tu Casa Iniciativa, which provides down payment and closing cost assistance, home buyer grants, comprehensive home buyer education and counseling, including first-time home buyer workshops and flexible mortgage products and programs available to all residents with a focus on increasing Latino homeownership rates. In 2024, the City submitted an application to HCD to receive its next allocation of PLHA funding to support its MAP program. Beginning January 2025 or within 4 months of receipt of funds, the City will begin accepting applications for the next round of the MAP program. In 2025, the City will continue to pursue state and federal funds annually to support local first-time homebuyer programs to assist low-income first-time homebuyers, including PLHA, CalHome Program, the Jose Serna, Jr. Farmworker Housing Grant, and other funding programs as they become available. Additionally, the City will promote all available homebuyer resources on the City's website, at public counters, and through City media outlets, community outreach, informative workshops, partnerships with local media outlets, neighborhood/homeowners' associations, realtors' associations, homebuilders, lenders, Rotary, and Community Based Organizations. Targeted outreach and promotional efforts will occur in R/ECAP and extremely low- and very low-income households, prioritizing individuals and households with special needs. Beginning in June 2025, the City will provide quarterly reports indicating the number of applicants served, and outreach activities, and will begin to develop and execute a comprehensive community outreach effort to inform residents about the program's availability, with a focus on extremely low- and very low-income households. Marketing and outreach shall take place on a continuous basis and be updated at least once a year after funds are received.</p>
<p>Program 20 - Housing Choice Voucher Incentive Program</p>	<p>Work with Fresno Housing to enforce source of income laws that prohibit owners from refusing to rent to HCV holders and increase landlord participation by at least 250 new units in high and relatively higher resource and income areas, including RCAAs, to support housing mobility for low-income families and special needs households.</p>	<p>Support Fresno Housing's outreach to households in high need areas as often as needed. Support Fresno Housing to conduct two to four workshops annually at varying locations throughout the city to provide mobility counseling and recruit landlords to help voucher holders find housing options in resource-rich neighborhoods.</p>	<p>Fresno Housing added 479 new landlords in 2024 and out of those 88 were brought on under the Voucher Incentive Program (VIP). Ongoing in-person VIP workshops were conducted throughout the year. Fresno Housing (FH) also attended workshops with Investors Exchangers to provide information as well on becoming a partnering Landlord. FH completed in-person outreach to new owners, which allowed us to extend Fresno Housing Choice Voucher program education to several property managers/property supervisors. As of January 2025, the number of Housing Choice Voucher (HCV) holders in High Opportunity Areas (HOAs) is 339, or 4.49% of all voucher holders in the city. In addition to HCV, the Fresno Housing Authority also administers special programs such as VASH, HOME etc... which are rental assistance programs that extend into HOAs. Combining these special programs with HCVs the total number of households receiving rental assistance in HOAs is 383 or 4.29% of all voucher holders in our city. Overall, the VIP housed 256 families! There was a total of 313 families that attended the required Tenant Education Class conducted by FH. As of December 2024, out of the total number of families leased up under the VIP program, there were 251 families still successfully housed. There were 201 new units brought onto the HCV program with 105 of those units in high opportunity areas.</p>
<p>Program 21 - Advocate for Repeal of Article 34</p>	<p>Remove regulatory barrier associated with receiving voter approval for affordable housing development.</p>	<p>Monitor annually to determine if Article 34 ballot measure is needed.</p>	<p>The legislature unanimously approved SCA 2 (Allen) in 2022. It was intended for the November 2024 ballot, however, the author Senator Allen chose to pull it from the ballot in June. This decision was made to avoid a costly campaign and help advance the climate bond instead. The Senator cited that the legislature was still continuing the important policy work for this issue and considering legislation to encourage affordable housing development. As this is a constitutional amendment, we believe this could still be considered for future elections.</p>
<p>Program 22 - Housing Rehabilitation</p>	<p>Aim to connect at least 80-120 lower-income households with rehabilitation resources during the planning period and complete a third of these in areas of concentrated poverty with older housing stock to facilitate place-based revitalization.</p>	<p>Beginning in January 2025, host two quarterly informative workshops. Half of the workshops will occur in an area accessible to residents residing in R/ECAPs. Begin outreach one month before every informative workshop by notifying Community Based Organizations and posting on social media. By March 2025, notify the community via city media outlet and community benefit organizations, and update its website to promote the development of the Program. By August 2025, begin offering rehabilitation services. By February 2026, provide annual and quarterly reports describing how many homeowners were assisted with revitalization, how many local residents were employed, a description of outreach efforts including the location where they took place. Complete 15 Senior Exterior Repair projects annually. Seek input from the community and begin setting program priorities for the Consolidated Plan in 2024.</p>	<p>Using CDBG entitlement funds, the City rehabilitated a total of 62 homes in 2024 to preserve affordable housing for low- and moderate-income homeowners. The projects included: City of Fresno Senior Exterior Repair Program: Completed 40; Self-Help Enterprises Home Repair Program: Completed 19; Habitat for Humanity Home Repair Program: Completed 2. The City continued to support owner-occupied home repair programs by allocating approximately \$1.6 million in Program Year 2024 CDBG funds to assist low- and moderate-income households.</p>

<p>Program 23 - Comprehensive Code Enforcement</p>	<p>Continue code enforcement efforts to improve and preserve the quality of housing and residential neighborhoods in Fresno. Conduct focused outreach and programming in older and disadvantaged neighborhoods in central and south Fresno, including but not limited to Downtown Fresno, Lowell/Jefferson Neighborhood, Edison Neighborhood, Southeast neighborhood, Southwest Neighborhood, Central Southeast Neighborhoods, McLane Neighborhood, Fresno High-Roeding Neighborhood, El Dorado Park Neighborhood, and the Shaw/Marks Neighborhood. Determine any additional neighborhoods that should be identified for outreach and programming. Connect residents to available housing rehabilitation programs and services.</p>	<p>Complete 10,000 inspections annually, pursue resolution of cases identified through the inspection process. Work with the Mayor's Office on developing an outreach strategy for the Lien Waiver Program in 2027. Ensure marketing is directed to older and disadvantaged neighborhoods.</p>	<p>The Community Compliance Unit will continue to assertively conduct targeted neighborhood inspections of housing units for potential health and safety issues. All Council District Teams continue to improve neighborhoods throughout Fresno and increase livability by creating safe and healthy conditions, removing blight, educating citizens and connecting residents to housing rehabilitation programs and services, promoting pride of ownership, and building collaborative relationships with community and businesses. The unit consists of a Commercial Vacant Building Team, holding property owners of vacant buildings accountable; Cannabis Administrative Prosecutor Program (CAPP) Team designed to eradicate illegal cannabis activity; and Tobacco Enforcement Team to enforce the illegal sale of unlawful tobacco in our city. The Blackstone Corridor has dedicated inspectors to work with commercial businesses to improve their store fronts and surrounding areas helping eliminate attractive nuisances, crime, blight, and issues related to the unhoused community. The Rental Housing Unit operates the Rental Housing Improvement Program to address the issue of substandard rental properties, promote greater compliance with health and safety standards, and to preserve the quality of Fresno's neighborhoods and available housing opportunities. The team identifies severely dilapidated properties and works with the Police Department, Fire Department and County Housing Authority to conduct proactive inspections of multi-family properties deemed to be slum properties based on Police, Fire and Code Enforcement calls for service. They inspect the interior of all units, the exterior of all buildings and the property grounds for substandard building, public nuisance, and zoning code violations. The goal is to work with property owners to achieve compliance with health and safety code violations that threatened the occupant's safety, structural integrity of the building, and have a negative impact on the surrounding neighborhoods. The City will pursue resolution of cases identified through the inspection process, including through enforcement actions against landlords, including Administrative Citations, Penalties, Abatement by Contractor, Court Appointed Receivership, Property Liens, Judicial Remedies, Referrals, etc. The Night/Weekend Team will continue to be available Wednesday through Saturday from 1:30 p.m. to midnight to address all code violations city-wide, occurring after normal business hours. This Team is primary to enforce mobile and street vending laws in addition to handling housing and traditional public nuisance violations. The Special Teams Unit is comprised of six specialty teams, each responsible for addressing specific code enforcement matters. The Waste Tire Team collects waste tires from various locations throughout the city, conducts commercial waste tire facility inspections, and holds approximately three annual waste tire amnesty events for residents to properly dispose of waste tires. All waste tires collected are recycled through CalRecycle. In 2024, 18,228 waste tires were collected and 349 waste tire facilities were inspected. The Abatement Team conducts board-ups of vacant buildings, grass/weed abatements, junk/rubbish clean-ups, and alley clean-ups throughout the City. In 2024, 411 abatements were completed. CONTINUED IN ROW 38.</p>
<p>Program 23 - Comprehensive Code Enforcement (CONTINUED FROM ROW 37)</p>	<p>Continue code enforcement efforts to improve and preserve the quality of housing and residential neighborhoods in Fresno. Conduct focused outreach and programming in older and disadvantaged neighborhoods in central and south Fresno, including but not limited to Downtown Fresno, Lowell/Jefferson Neighborhood, Edison Neighborhood, Southeast neighborhood, Southwest Neighborhood, Central Southeast Neighborhoods, McLane Neighborhood, Fresno High-Roeding Neighborhood, El Dorado Park Neighborhood, and the Shaw/Marks Neighborhood. Determine any additional neighborhoods that should be identified for outreach and programming. Connect residents to available housing rehabilitation programs and services.</p>	<p>Complete 10,000 inspections annually, pursue resolution of cases identified through the inspection process. Work with the Mayor's Office on developing an outreach strategy for the Lien Waiver Program in 2027. Ensure marketing is directed to older and disadvantaged neighborhoods.</p>	<p>CONTINUED FROM ROW 37: The School Area Team provides pro-active code enforcement and community outreach near schools to improve neighborhoods, reduce blight, enhance safety, equip residents to become civically engaged, and connect low-income residents to housing resources to improve their quality of life. In 2024, SAT conducted enforcement and outreach in 25 school areas. The Demolition Team facilitates abatements of severely damaged structures by demolition, responds to structure fires in need of summary abatement demolition, and monitors demolition and/or rehabilitation by property owners. In 2024, 22 demolition cases were finalized. The Illegal Dumping Team utilizes highly technical covert camera units to combat illegal dumping and issues administrative citations to violators. In 2024, 287 illegal dumping citations were issued. The Vacant Lots Team pursues code compliance on vacant lots to minimize fire risk and blight caused by tall grass/weeds and junk/rubbish. In 2024, compliance was achieved on 1,041 cases and 120 high risk properties were monitored through fire season. The Legal Team continues to seek inspection/abatement warrants and petition the court for receivership of properties unable to be brought into compliance. The teams will complete 10,000 inspections annually, pursue resolution identified through the inspection process, continue to offer the Code Lien Waiver Program, and code enforcement efforts to improve and preserve the quality of housing and residential neighborhoods, conduct focused outreach and programming in older disadvantaged neighborhoods and determine any additional neighborhoods to be identified for outreach and programming, and connect residents to available housing rehabilitation programs and services.</p>
<p>Program 24 - Special Needs Housing</p>	<p>Facilitate development of special needs housing, including 1,200 units for extremely low-income households and development of 100 units for farmworkers and their families. Pursue funding in collaboration with agencies serving farmworkers to support the rehabilitation and conserve an estimated 140 units serving farmworkers annually through code enforcement.</p>	<p>Ongoing, as projects are processed by the Planning & Development Department. By December 2024, initiate outreach, and in 2025 conduct outreach to organizations that support extremely low-income residents and residents with special needs housing to understand funding needs. Support expediting applications on an ongoing basis. Contact nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farm workers. Monitor status of farmworker housing and evaluate effectiveness of efforts annually as part of the annual report process. Annually review the availability of funding opportunities to provide housing vouchers or other forms of rental assistance for farmworkers, and apply for funding as opportunities arise. Identify farmworker housing development opportunities throughout the city at least twice in the planning period.</p>	<p>The City uses many programs and funding sources to address special needs housing. Activities undertaken through the City's HUD entitlement grants include efforts to reduce poverty, prevent or end homelessness, and improve the quality of life for residents. The City's CDBG, CDBG-CV, ESG, HOPWA, HOME-TBRA, and HOME-ARP funds were used to provide direct assistance to homeless individuals or those at risk of becoming homeless. In 2024, the City expended \$113,420 in CDBG, \$2,118,200 in CDBG-CV, \$427,874 in ESG, \$298,075 in HOME-TBRA, \$127,972 in HOME-ARP, and \$735,795 in HOPWA through its subrecipients who provided individuals or households with street outreach, emergency shelter, tenant-based rental assistance, rapid rehousing, supportive services, referral and housing services, and tenant and landlord counseling. The City also used \$6.3 million in CDBG funding to acquire land for affordable housing development and \$2 million in HOME funding for the construction of affordable housing. Projects funded will provide housing for the City's most vulnerable populations including seniors, individuals who are low-income, and/or homeless.</p>

<p>Program 25 - Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development</p>	<p>Annually review the effectiveness and appropriateness of the Development Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.</p>	<p>The City will initiate Development Code amendments by December 2025. In 2025, the City will assess the potential benefits of SB10 and Workforce Housing overlay zones to Fresno and if determined to be beneficial then the City will initiate a Development Code Amendment by 2026.</p>	<p>This program was introduced in the 2023-2031 Fresno Housing Element adopted in December 2024. Work will begin on this program in 2025.</p>
<p>Program 26 - Fair Housing Services</p>	<p>Ensure compliance with fair housing laws. Refer discrimination to appropriate State and Federal enforcement agencies. Mitigate impediments to fair housing opportunities throughout the city, with an emphasis on supporting the needs of populations and neighborhoods most impacted by fair housing issues, including but not limited to Lowell/Jefferson Neighborhood, Edison Neighborhood, Southeast neighborhood, Southwest Neighborhood, Central Southeast Neighborhoods, McLane Neighborhood, Fresno High-Roeding Neighborhood, El Dorado Park Neighborhood, and the Shaw/Marks Neighborhood.</p>	<p>Update the City of Fresno Analysis of Impediments to Fair Housing Choice by 2025. Provide funding, as available, to local fair housing service providers and provide services to 1,500 persons annually consistent with the Consolidated Plan and Action Plans. Complete ongoing implementation and annual reporting throughout the planning period.</p>	<p>The City Council adopted the 2020 Analysis of Impediments to Fair Housing (AI) Choice on May 21, 2020. The AI includes an assessment of socioeconomic conditions, segregation and integration, access to opportunity, housing profile including publicly supported housing, housing for people with disabilities, and fair housing activities. The AI also identifies barriers to fair housing choice within the City and provides recommended activities to address those barriers. The activities fall into three main categories: fair housing complaint and referral services, public fair housing education and outreach, and fair housing education and outreach to housing industry professionals. In 2024, the City maintained its Fair Housing CDBG allocation and provided funds to Fresno Interdenominational Refugee Ministries (FIRM) for fair housing outreach and education for community members, ensuring that individuals from diverse backgrounds receive essential knowledge in languages such as Hmong, Russian, Slavic, Dari/Farsi, Arabic, and English. This multilingual approach empowers residents by helping them understand their fair housing rights and protections. FIRM is committed to ensuring that fair housing information is seamlessly integrated into the housing counseling process, also offering one-on-one sessions for clients. During these sessions, FIRM's experienced counselors take the time to address specific concerns, answer any questions, and equip clients with the knowledge and tools they need to navigate their housing rights with confidence. FIRM-certified counselors actively engaged with the community in the City of Fresno each week throughout the year, participating in various local events to provide information about fair housing. In addition to in-person outreach, FIRM amplified its message through a social media presence, strategically leveraging platforms such as Instagram and Facebook to reach a broader audience, totaling 3,688 views across both platforms. FIRM-certified housing counselors also actively participate in outreach events throughout the City of Fresno every week in partnership with other CBOs. These events allow counselors to connect directly with the public, building trust and fostering open dialogue about fair housing. Across its different platforms, there were a total of 21,764 engagements during 2024.</p>
<p>Program 27 - Environmental Justice</p>	<p>Prepare an EJ Element with actions to improve public health and quality of life in disproportionately-impacted neighborhoods, including racially and ethnically concentrated areas of poverty (RECAPs). The City will target a 15 percent improvement in the metrics described above, once baselines are established.</p>	<p>Update General Plan to incorporate Environmental Justice policies by June 2026. Define metrics for tracking program and establish baseline by December of 2025. Complete first tracking report by December of 2027. Implement the EJ Element at least annually and ongoing, including applying for funding annually or as available.</p>	<p>In 2024, City staff conducted a survey, receiving more than 2,000 responses, and held over 50 tabling events and presentations, plus six workshops to garner input from residents about local climate hazards and environmental justice issues in the community. This input is being drawn upon to form climate adaptation and environmental justice policies that will be woven into the General Plan to meet the requirements of SB 1000. The draft set of policies also incorporate the direction provided by the Housing Element and will go out for public review in Q2 of 2025.</p>
<p>Program 28 - Equitable Community Investments</p>	<p>Prioritize investment in underserved neighborhoods, which includes racially and concentrated areas of poverty, including but not limited to Downtown, Edison Neighborhood, Southeast Neighborhood, Jane Addams Neighborhood, Southwest Neighborhoods, Central Southeast Neighborhoods, McLane Neighborhood, Fresno High-Roeding Neighborhood, El Dorado Park Neighborhood, and Shaw/Marks Neighborhood. See individual objectives above related to targeted investments.</p>	<p>Annually prioritize investments and annually seek grant funding targeting areas of greatest need, including racially and ethnically concentrated areas of poverty. Continue to implement place-based improvements throughout the 2023-2031 planning period in areas of greatest need, including racially and ethnically concentrated areas of poverty. Develop an online tool accessible to the public to view projects by July 2025. Once the tool is created, track infrastructure projects by opportunity area classification (e.g., low resource areas vs high resource areas) and report quarterly online and annually through the Annual Progress Report. As individual planning efforts are completed, implement the plans and evaluate their effectiveness annually, making adjustments as appropriate to ensure their objectives are achieved, such as compatibility between residential and industrial uses. If land use is changed from an adopted use in a specific plan, the City will evaluate impacts and create new targets to better balance for residential-industrial compatibility.</p>	<p>In 2024, the City of Fresno Capital Projects Department, Construction Management Division completed the following capital improvement projects for the City's various departments: (a) 15 capital improvement projects for the Facilities Department at an overall cost of approximately \$2,312,103.67; (b) 3 capital improvement projects for the Transportation Department at an overall cost of approximately \$9,482,792.23; (c) 1 capital improvement project for the Fire Department at an overall cost of approximately \$6,308,775.92; (d) 11 capital improvement projects for the PARCS Department at an overall cost of approximately \$22,684,089.76; (e) 25 capital improvement projects for the Public Works Department at an overall cost of approximately \$24,101,686.83; and (f) 16 capital improvement projects for the Department of Public Utilities at an overall cost of approximately \$25,888,624.05. The Capital Project's 2024 total accepted projects cost is approximately \$90,778,072.46. Some of those completed projects include the following priority investments made in underserved neighborhoods. The PARCS Department completed the following work to improve the City's community centers: at the Pinedale Community Center, improvements were made to the pool deck and flooring and at the Paul Caprioglio Community Center, improvements were made to reinforce and strengthen the existing truss at the North Building. The Facilities Department made the following investments to improve the City's parks: irrigation and turf replacement at Pilibos Park; Holmes Park roof repair; court resurfacing was completed at Roeding Park and Orchid Park; improvements were made at the Roeding Dog Park; the Dickey Parking Lot security gate; the Romaine Skate Park gate; and demolition was completed of an existing building and parking lot at the site of the proposed Senior Activity Center. The City's Public Works Department invested in the following pedestrian, bicycle, and streetscape improvements: the North Abby Street pavement overlay; Audubon Drive reconstruction; Adaptive ITS was done at Blackstone/Abby Street and Ventura/Kings Canyon; the Midtown School Area Multimodal Interconnectivity Project; McKenzie Trail High Intensity Activated Crosswalk (HAWK); the Van Ness and Fulton Cycle Track; Barstow Avenue Class IV Bikeway Project; and the Downtown Neighborhood Beautification and Cleanup Project. The City's Transportation Department made investments in the Electric Vehicle Infrastructure Project, the Fresno Area Express bus entry gate rebid, and bus stop improvements at Shaw/Cedar Stop 15. Also in 2024, the Capital Improvements Department began work on the public GIS portal, which will serve as an online tool accessible to the public. This tool is expected to be rolled out to the public in 2025. As this program was introduced in the 2023-2031 Fresno Housing Element adopted in December 2024, additional work will begin on this program in 2025.</p>
<p>Program 29 - Equitable Engagement</p>	<p>Expand outreach and public education strategies to increase engagement amongst historically underrepresented populations and residents with the greatest need, including within the context of the City's long range and community planning functions as well as the land use entitlement process.</p>	<p>At least annually and ongoing.</p>	<p>In 2024, the City's Office of Community Affairs staff promoted and tabled at the 2024 Fresno Residents Summit, Shared Housing Forum and Resource Fair, and Weatherization Day. Staff attended the State of Affordable Housing and meetings regarding the Fresno County Climate Resiliency Plan Project. Staff promoted and attended the 2024 Economic Empowerment Summit, the Queer Housing Summit, and Consolidated Plan and Analysis of Impediments to Fair Housing Choice meetings. The City hosted the Office of Community Affairs Civic Academy where housing and development is a component of curriculum. Staff promoted and hosted meetings regarding first-time homebuyer training and opportunities. Staff collaborated with Fresno Housing Authority on new housing opportunities and on Equal Opportunities for marginalized populations. Staff promoted Housing Learning Labs, Community Housing Council's Facing Foreclosure resources, Fresno and Pinedale low-income public housing and affordable housing interest list, and the 2025 Public Housing Agency Plans review and public comment. Staff assisted queer youth forced out of home to find transitional housing and job placement, and residents of Poverello House with transitions to permanent housing. Staff consulted on several housing development projects and with the Planning and Development Department staff on the Consolidated Plan, Climate Adaptation and Environmental Justice Element, and draft Housing Element.</p>

Program 30 - Workforce Development	Provide job training programs to improve economic opportunities.	Ongoing, continue to implement.	The One Fresno Youth Jobs Corps Program had a highly successful year in 2024, connecting over 223 young individuals with the City of Fresno and various partnering worksites, providing them with meaningful work experiences and opportunities for skill development across diverse fields such as customer service, and clerical administration. Members gained valuable practical job skills, received mentorship from professionals, and built strong resumes that will help launch their careers. In addition to technical skills, they developed essential soft skills like communication, teamwork, and problem-solving, which increased their confidence and prepared them for long-term success. The program not only benefited members, many of whom secured permanent jobs or pursued further education but also supported local businesses by providing a motivated and well-trained workforce. As a vital resource for both youth job seekers and employers, the One Fresno Youth Jobs Corps Program continues to contribute to the community by fostering a brighter future for Fresno's youth and strengthening the local economy.
Program 31 - Reduce or Waive Fees for Vehicle Miles Traveled (VMT)	Reduce costs and application processing times associated with VMT analysis for new developments that include affordable housing and support improvements for active transportation infrastructure.	Establish an affordable housing threshold by 2026. Establish VMT Mitigation Fee by 2026.	The City is under contract with LSA Associates to conduct CEQA analysis on the City's proposed Vehicle Miles Traveled (VMT) Reduction Program, which includes a mitigation bank and related fee that would contribute to active transportation infrastructure. The program also includes an Urban Design Calculator that calculates VMT reductions resulting from project design changes. The CEQA analysis on the program is due to be completed in late spring of 2025, with City Council consideration in June of 2025.
Program 32 - Opportunity to Purchase Act	Allow qualifying tenants and local non-profits the opportunity to purchase existing buildings to be used and/or maintained for affordable housing, with 30 percent of purchases targeting relatively higher resource and income areas including RCAs. Upon OPA Ordinance adoption, provide opportunity to purchase for 10% of buildings that enter pre-receivership.	Work with CBOs and CAA to collaborate on review of OPA programs and policies throughout 2025. Provide recommendations to the City in the form of a report by the end of 2026.	This program was introduced in the 2023-2031 Fresno Housing Element adopted in December 2024. Work will begin on this program in 2025.
Program 33 - Mobile Home Parks	Preserve mobile homes as opportunities for homeownership to individuals and households who might not be able to afford other housing purchase options through code enforcement, funding opportunities, prevention of excessive rent increases, and resident engagement. Conduct proactive maintenance inspections of 13% of mobile home parks annually, exceeding the 5 percent required by <u>HSC §18400.1</u> . Conduct outreach meetings at 13 percent of mobile home parks annually. As rent increases are proposed, protect mobile home park residents from excessive rent increases. Connect a minimum of 58 lower-income families with rehabilitation, home repair, and weatherization grant assistance to preserve affordable ownership housing.	Work with HCD to approve use of PLHA funds for a mobile home repair program in 2024. Compile a list of mobile home preservation experts and non-profits by the end of 2024 and maintain existing list of mobile home parks annually. Compile and distribute a list of financial resources for residents and park owners for maintenance and preservation biennially starting in 2025. Conduct biennial outreach to and engagement with mobile home park residents, park owners, preservation experts, and non-profit organizations interested in preservation of mobile home units, starting in 2025. Begin outreach one month before every informative workshop by notifying community benefit organizations and posting on social media. Annually, report on the number of homeowners assisted, the type and volume outreach including meeting locations, number of proactive maintenance inspections conducted, and number of rent increases evaluated.	The City's Mobile Home Inspection Team enforces the California Health and Safety Code, Mobilehome Parks Act and the California Code of Regulations Mobilehome Park Act by investigating all mobilehome and mobilehome park complaints at the 27 parks within the City of Fresno. In 2024, the Team investigated 62 complaints. In addition, the Team conducts proactive maintenance inspections of mobilehome parks throughout the year. In 2024, the Team conducted 4 park inspections representing 579 spaces. The City's Housing Finance Division implements the City's Mobilehome Repair Program (MRP) with funding from HCD's Permanent Local Housing Allocation. The MRP policies and Owner Participation Agreement were approved by HCD in early 2023, and the Program Promissory Note and Security Agreement were approved by HCD in late 2023. In 2024, the Division began accepting applications to the MRP and two of the approved applications began repairs in the 4th Quarter of 2024. The Division maintains a list of existing mobilehome parks and performed outreach to eight mobilehome parks from April 2024 to June 2024. The outreach efforts included targeted engagement with management, constituents, residents, and potential MRP applicants and contractors, to assess progress and encourage participation in the MRP. The Division submits an annual progress report to HCD for its use of the PLHA allocation. In 2025, the Division will conduct outreach and engagement with park owners, residents, preservation experts, and non-profit organizations interested in preservation of existing mobilehome units one month prior to conducting informative workshops. Also in 2024, there were 11 mobilehomes with approved entitlements and permits, and 1 pending approval.
Program 34 - Eviction Protection Program	Assist 500 tenants annually with eviction defense ranging from legal advice through representation in court.	Funding will be expended by the end of fiscal year 2025. The City will seek additional funding to support the Eviction Protection Program, an original element of the Emergency Rental Assistance Program. Marketing and outreach shall occur on an ongoing basis as funds are available.	Between January 1, 2024, and December 31, 2024, the City Attorney's Office Eviction Protection Program received 378 calls from tenants regarding evictions. Each of these people were screened through the City Attorney's Office to determine if there was a potentially unlawful aspect to the eviction. Once it was determined that the tenant resided in the City of Fresno and the tenant qualified, they were referred to outside counsel for representation, ranging from legal advice through representation at an unlawful detainer trial. In total, 209 tenants were referred to outside counsel in 2024. Additional results achieved by outside counsel include the following. Prevention of Unlawful Detainer being filed: 73 clients. Extended time to move out: 222 clients. Reduced money owed to landlord: 25 clients. Cash for keys offers accepted: 9 clients. Tenants able to remain in homes: 20 clients. Settlements reached: 70 clients. Prevention of Unlawful Detainer from tenant's record: 67 clients. Removed Unlawful Detainer from tenant's record: 8. Stopped lockout: 1 client. Unlawful Detainer dismissed: 54 clients.
Program 35 - Replacement Units	Prevent displacement and enforce the provision of replacement housing units subject to the requirements of California Government Code Section 65915 and Housing Crisis Act (66300 et. seq.).	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed. Administrative processes and project application forms will be updated to reflect Housing Crisis Act requirements by June 2025.	In 2024, on a project-by-project basis, the City's Planning Department began to analyze whether projects are required to provide replacement units as required by CA Gov't Code Sect. 65915. By June 2025, within our planning entitlement applications, City staff will add language relative to whether the project includes the demolition of one or more existing dwelling units on the property, including whether the demolition occurred within the past five years. If the answer is "yes", then those units will be required to be replaced, as part of the conditions of approval, by the same number of units, including affordability level, either on the subject property or elsewhere within the city of Fresno, per CA Gov't Code Sect. 65915. By June 2025, within our demolition permit applications, we will add language relative to whether the application includes the demolition of residential units, of those units are occupied, and if so, at what income levels.

Jurisdiction	Fresno	
Reporting Period	2024	31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	15	26	21	62					
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income	15	26	21	62					

Jurisdiction	Fresno	NOTE: This table includes ALL surplus/estate jurisdiction over
Reporting Period	2024	

**ANNUAL ELEMENT PRO
Housing Element Imp**

For Fresno County jurisdictions, please format t

Table H			
Locally Owned Sur			
Parcel Identifier			
1	2	3	4
APN	Street Address/Intersection	Existing Use	Number of Units
Summary Row: Start Data Entry Below			
449-335-25	817 N. Parkway Drive	Other	49
449-343-07T	1444 W. White Avenue	Other	118
449-321-18	Northwest corner of W. Dennett Ave and N. Parkway Drive	Vacant	0
464-113-13T	130 W. Lemon Avenue	Vacant	0
465-174-21T	1511 B Street	Vacant	0
465-174-22T	1515 B Street	Vacant	0
467-155-07T	1107 B Street	Vacant	0
477-121-05T	None assigned	Vacant	0
477-121-06T	None assigned	Vacant	0
477-121-13T	33 Eatchison Street	Vacant	0
510-326-32T	4170 N. Brix Ave	Residential	1
510-326-33T	4176 N. Brix Ave	Residential	1

able must contain an inventory of excess lands the reporting owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**GRESS REPORT
Implementation**

the APN's as follows:999-999-99XX

plus Sites

Designation	Size	Notes
5	6	7
Surplus Designation	Parcel Size (in acres)	Notes
Surplus Land	0.83	Council Approved SLA Resolution 2024-023 on 02/01/2024 declaring parcels surplus.
Surplus Land	1.55	Council Approved SLA Resolution 2024-023 on 02/01/2024 declaring parcels surplus.
Surplus Land	0.85	Council Approved SLA Resolution 2024-023 on 02/01/2024 declaring parcels surplus.
Surplus Land	0.14	Council Approved SLA Resolution 2024-058 on 03/07/2024 declaring parcels surplus.
Surplus Land	0.13	Council Approved SLA Resolution 2024-058 on 03/07/2024 declaring parcels surplus.
Surplus Land	0.13	Council Approved SLA Resolution 2024-058 on 03/07/2024 declaring parcels surplus.
Surplus Land	0.15	Council Approved SLA Resolution 2024-058 on 03/07/2024 declaring parcels surplus.
Surplus Land	0.18	Council Approved SLA Resolution 2024-058 on 03/07/2024 declaring parcels surplus.
Surplus Land	0.19	Council Approved SLA Resolution 2024-058 on 03/07/2024 declaring parcels surplus.
Surplus Land	0.21	Council Approved SLA Resolution 2024-058 on 03/07/2024 declaring parcels surplus.
Surplus Land	0.09	Council Approved SLA Resolution 24-092 on 05/23/2024 declaring parcels surplus. Next step is to issue a RFP/RFQ for property.
Surplus Land	0.09	Council Approved SLA Resolution 24-092 on 05/23/2024 declaring parcels surplus. Next step is to issue a RFP/RFQ for property.

Jurisdiction	Fresno	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Local governments are required to inform HCD about any local tenant preference ordinance under Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting this ordinance must also submit a copy of the ordinance to HCD. For more information, see the HCD website at [hcd.ca.gov](#).

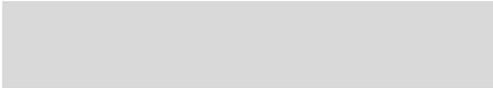
Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

IAL ELEMENT PROGR

Table K

Tenant Preference

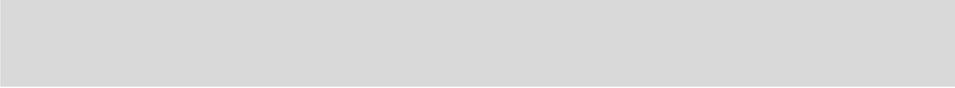
ce the local government maintains
ig a tenant preference are required
ore than 90 days after the ordinanc



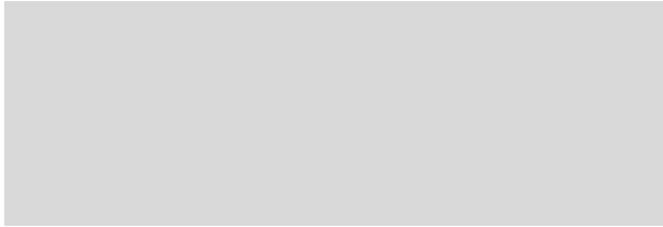
GRESS REPORT

e Policy

when the jurisdiction submits their annual progress report on housing
to create a webpage on their internet website containing authorizing
ce becomes operational.



g approvals and production, per Government
| local ordinance and supporting materials, no



Jurisdiction	Fresno
Reporting Year	2024

Please update the status of the proposed uses listed in

Total Award Amount	\$
---------------------------	----

Task	\$ Amount Awarded
Housing Element Update	\$253,409.25
Establish Local Housing Trust Fund	\$5,089.00

Small-Scale Developer Training Program	\$16,000.00
Catalyst Housing Sites	\$73,896.50
ADU Program	\$149,880.00
Text Amendment (Office to Residential Conversion)	\$83,200.00
West Area Neighborhoods Specific Plan EIR	\$168,525.25

Summary of entitlements, building permits, and certific

Completed Enti	
	In
Very Low	
Low	
Moderate	
Above Moderate	
Total Units	

Building Per	
	In
Very Low	
Low	
Moderate	
Above Moderate	
Total Units	

Certificate of Oc	
	In
Very Low	
Low	
Moderate	
Above Moderate	
Total Units	

(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROG
Local Early Action Planning
(CCR Title 25 §6

n the entity's application for funding and the corresponding impact on housing within the region

750,000.00 Total award

\$ Cumulative Reimbursement Requested	
\$253,390.00	Completed
\$5,089.00	Completed

\$16,000.00	Completed
\$73,896.50	Completed
\$149,863.42	Completed
\$83,200.00	Completed
\$168,525.25	Completed

ates of occupancy (auto-populated from Table A2)

lement Issued by Affordability Summary	
come Level	Current Year
Deed Restricted	183
Non-Deed Restricted	1
Deed Restricted	294
Non-Deed Restricted	26
Deed Restricted	0
Non-Deed Restricted	346
	1502
	2352

mits Issued by Affordability Summary	
come Level	Current Year
Deed Restricted	132
Non-Deed Restricted	0
Deed Restricted	56
Non-Deed Restricted	25
Deed Restricted	0
Non-Deed Restricted	152
	1036
	1401

cupancy Issued by Affordability Summary	
come Level	Current Year
Deed Restricted	99
Non-Deed Restricted	0
Deed Restricted	142
Non-Deed Restricted	5
Deed Restricted	0
Non-Deed Restricted	122
	1209
	1577

RESS REPORT

(LEAP) Reporting

(202)

... or jurisdiction, as applicable, categorized based on the eligible uses specified in Sect
... amount is auto-populated based on amounts entered in rows 15-26.

Task Status	Other Funding
	REAP
	None

	None
	None
	Local General Fund
	None
	Local General Fund

tion 50515.02 or 50515.03, as applicable.

Notes
<p>2023-2031 Multi-Jurisdictional Housing Element including Appendix 1E - City of Fresno Housing Element adopted 12/12/2024. With nearly 40 housing programs, the Housing Element will help increase housing production and affirmatively further fair housing in Fresno.</p>
<p>City Council established a LHTF in July 2021. The LHTF has to date received more than \$15 million dollars to support affordable housing projects. In 2023 the LHTF awarded its first round of funding for \$3 million to the Fresno Housing Authority for the Avalon Commons Phase II project. The project is located in a High Opportunity Area and consists of 45 affordable multi-family units with 11 LHTF-assisted units reserved for households at 60% AMI. The start of construction is set for July 2025, with completion December 2025, and rent-up by March 2026. Two additional projects have received conditional funding commitments totaling more than \$10 million.</p>

The Training Program is completed. Since the training, at least six participants are directly engaging in housing development efforts through their roles in local CDCs, Land Trusts, BIDs, and consulting work. Other participants have used the knowledge to support experience in real estate and in directing local policy through planning efforts.

Inventory and two concept plans were completed. The inventory demonstrated that more than 6,100 sites in Fresno could serve as Catalyst Housing Sites, using multiple desirable criteria. The inventory is being further developed by the Housing Division to identify sites to target for City investment for affordable housing.

Five free pre-approved plans, updated for new building code and sprinkler plans added. ADU guidebook updated and translated into Spanish and Punjabi. Since 2022, the number of pre-approved ADU applications has steadily increased from 8 (2022) to 32 (2023) to 43 (August 2024).

Upon completion, this program will ministerially allow office-to-residential conversions in the Office zone district and ministerial approval of multi-family residential development in Office, Multi-family, and Mixed-Use zone districts. It is anticipated to generate capacity for approximately 22,425 units, with about 4,860 units resulting from a new ability to develop housing in the Office zone district. The text amendment is anticipated to be adopted by April 2025.

Upon completion, this program will increase housing capacity in the City's West Area, which is currently typified by a patchwork development pattern. The EIR will help streamline the development of housing in this area. The Plan and EIR are anticipated to be adopted by May 2025.
